



# Non-Lakeshore Property Fence Regulations

Planning & Zoning Department 952-249-4620  
[www.ci.orono.mn.us](http://www.ci.orono.mn.us)

## Location

Fences are permitted up to a property line but may not be within an easement. The fence owner is responsible for locating property lines and identifying any easements before construction of a fence. A required yard is measured from the property line. The street property line is not the curb or edge of the road surface. The property owner is responsible for locating this property line. If the property owner is unsure a surveyor should be contacted to locate property boundaries. Fence height is measured from existing ground level to the top of the fence panel.

## Permits

Permits are not required for fences but they still must comply with the height and location restrictions.

## Drainage & Utility Easements

Fences are not permitted within easements for drainage and/or utilities without special permission from the City Engineer. Contact the City Engineer at 952.249.4661.

## Materials and Maintenance

Fences must be installed with the finished side facing neighboring properties or the street. The term "finished side" means that side having no structural supports

The fence owner must maintain the fence in a condition of reasonable repair and appearance and not allow it to become or remain in disrepair or in a dangerous condition.

## Fire Hydrant Access

No fence may obstruct free access to a fire hydrant.

## Fences for Swimming Pools

The City does not require fences around swimming pools.

## Height Limitations

Fence height is measured from existing ground level to the top of the fence panel.

## Through-Lots

Through lots in any district shall have a required front yard on each street.

**Over**

January, 2014

*This is an information sheet. Every effort has been made to insure the accuracy of the information contained herein; however, if any information is not consistent with provisions of the City Code, the Code provisions will prevail.*

## Height Limitations, Continued

To determine the zoning district for your property check the City's web page for the "Zoning Map" under "Maps" or contact the Planning and Zoning Department. The zoning code defines *yards* in a way that may be different from your definition. Yards are measured from the property line.

Fences within the required front yard may not exceed 42 inches in height. The required front yard setbacks are:

- 30 feet in the R-1B and LR-1C districts
- 35 feet in the R-1A and LR-1B districts
- 50 feet in the LR-1A and RR-1B districts
- 100 feet in the RR-1A district

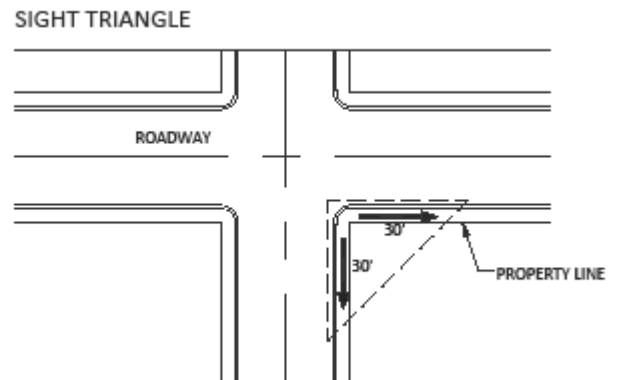
**Exception:** The top rail of a three-rail, split rail fence may be up to 48 inches high.

Fences within the required side street yard may not exceed 42 inches in height. The required street yard setbacks are:

- 15 feet in the LR-1C districts
- 30 feet in the R-1B districts
- 35 feet in the R-1A and LR-1B districts
- 50 feet in the LR-1A and RR-1B districts
- 100 feet in the RR-1A district

**Exception:** The top rail of a three-rail, split rail fence may be up to 48 inches high.

On a corner lot fences may not exceed 36 inches in height within the sight triangle. The sight triangle is defined as follows: Beginning at the intersection of the projected curblines (or edge of pavement if no curb) of two intersecting streets; thence 30 feet along one curbline; thence diagonally to a point 30 feet from the point of beginning on the other curbline; thence to the point of beginning.



Fences within a required interior side yard may not exceed six feet in height. The required interior side yard setbacks are:

- 10 feet in the R-1A, R-1B, LR-1B and LR-1C districts
- 30 feet in the LR-1A and RR-1B districts
- 50 feet in the RR-1A district

Fences within the required rear yard may not exceed six feet in height. The required rear yard setbacks are:

- 30 feet in the R-1B, LR-1B and LR-1C districts
- 35 feet in the R-1A district
- 50 feet in the LR-1A and RR-1B districts
- 100 feet in the RR-1A district

## For More Information

Contact the Planning and Zoning Department at 952-249-4620 or [planning@ci.orono.mn.us](mailto:planning@ci.orono.mn.us).

Reference: City Code Section 78-1405(7)

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